



Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/ Distribution and Industrial Facility

Proposed Lot 2 Horsley Drive Business Park
Corner of The Horsley Drive and Cowpasture Road,
Wetherill Park

Prepared by Willowtree Planning Pty Ltd on behalf of
Frasers Property

March 2016

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

Document Control Table

Document Reference:	WTJ16-68_Lot 2, Horsley Drive Business Park_SEARs Request		
Date	Version	Author	Checked By
18 March 2016	1	R Streeter	A Cowan

© 2016 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning Pty Ltd.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

TABLE OF CONTENTS

PART A	PRELIMINARY	1
1.1	INTRODUCTION.....	1
1.2	DEVELOPMENT HISTORY	2
PART B	SITE ANALYSIS	4
2.1	SITE LOCATION & EXISTING CHARACTERISTICS.....	4
2.2	SITE/STRATEGIC CONTEXT	5
PART C	PROJECT SUMMARY	7
3.1	AIMS AND OBJECTIVES OF THE PROPOSAL.....	7
3.2	DESCRIPTION OF THE PROPOSAL	7
3.3	STAGING OF DEVELOPMENT	8
3.4	CAPITAL INVESTMENT VALUE	8
3.5	CONSULTATION.....	8
PART D	JUSTIFICATION	9
PART E	LEGISLATIVE AND POLICY FRAMEWORK	10
5.1	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.....	10
5.2	PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979.....	10
5.3	THREATENED SPECIES CONSERVATION ACT 1995	10
5.4	NSW 2021: A PLAN TO MAKE NSW NUMBER ONE.....	11
5.5	STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011.....	11
5.6	STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY PARKLANDS) 2009	13
5.7	STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007.....	14
5.8	STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT	15
5.9	STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND.....	15
5.10	FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 AND FAIRFIELD DEVELOPMENT CONTROL PLAN 2013	15
PART F	ENVIRONMENTAL ASSESSMENT	16
PART G	CONCLUSION	18

Figures

Figure 1 Approved MOD 3 SSD 5169 Master Plan (Australand 2015)	3
Figure 2: Subject Site (SIX Maps, 2016)	4
Figure 3 Western Sydney Parklands Extent (Source: WSP POM, 2010)	6
Figure 4 South-West Subregion (Source: NSW Planning & Environment, 2014).....	12

Tables

Table 1: Development History.....	2
Table 2: Proposed Development Particulars	7
Table 3: WSP SEPP General Matters for Consideration.....	13
Table 4: Environmental Risk Assessment.....	16

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART A PRELIMINARY

1.1 INTRODUCTION

This scoping document has been prepared by Willowtree Planning Pty Ltd on behalf of Frasers Property and is submitted to the NSW Department of Planning and Environment (DP&E) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to a proposed Warehouse/Distribution and Industrial Facility on proposed Lot 2 within the Horsley Drive Business Park. The proposed facilities include two (2) warehouses with ancillary offices comprising a total Gross Floor Area of approximately 18,800sqm over a total site area of 34,521sqm.

The site is located within the Fairfield LGA and forms part of the Western Sydney Parklands, thus it is subject to the provisions of *State Environmental Planning Policy (Western Sydney Parklands) 2009* (WSP SEPP). The site is not zoned however pursuant to Clause 11(2) of the WSP SEPP the proposal represents an innominate development and therefore is permissible with the consent of the NSW Department of Planning and Environment (DP&E).

The proposal satisfies the definition of State Significant Development pursuant to Clause 5 of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* as the Capital Investment Value (CIV) exceeds \$10 Million.

This document provides a brief overview of the proposal and the planning framework that applies to enable the issue of the SEARs that will guide the preparation of a formal Environmental Impact Statement for future development of the land.

Environmental considerations relevant to the proposal have been identified to include:

- Soil and water;
- Air quality;
- Noise;
- Flora and fauna;
- Aboriginal and historical heritage;
- Traffic and transport; and
- Visual amenity and site design.

The proposal promotes development of the Western Sydney Region, providing employment opportunities and contributes to the growth of industrial development in an environmentally sustainable manner.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

1.2 DEVELOPMENT HISTORY

The site has been subject to a number of applications as summarised in **Table 1**.

Table 1: Development History		
Application Number	Date of Approval	Description of Proposed Development
SSD 5169	8/1/2013	▪ 12 Lot subdivision and access road under leasehold arrangement; ▪ Demolition of two existing dwellings, ancillary structure and existing trees across the site; ▪ Remediation of part of the site which was associated with former fuel storage; ▪ Bulk and detailed earthworks to create building pads; ▪ Estate infrastructure including central access road, connection with essential utilities and provision of OSD basins and associated stormwater infrastructure; and ▪ Estate landscaping treatments, comprising predominately native vegetation.
SSD 5169 MOD1	Withdrawn	▪ Withdrawn.
SSD 5169 MOD 2	6/8/2015	▪ Reduce the number of allotments from 12 to 6 and amend building footprints; ▪ Increase the developable site area by 3,471sqm; ▪ Amend the staging of the development; ▪ Amend retaining wall heights; ▪ Re-shape detention basin to improve stormwater management outcomes; and ▪ Registration of subdivision and titles over four(4) stages.
SSD 5169 MOD 3	16/9/2015	▪ Consolidate lots 5 and 6 thereby reducing the number of allotments proposed to a total of five (5) lots. ▪ This modification responded to the specific requirements of Martin Brower to enable the site to accommodate the Martin Brower Warehouse/Distribution and Industrial facility that had been proposed under SSD 7078 (which was approved 14 December 2015). ▪ The approved MOD 3 Master Plan, representing the current masterplan, is shown in Figure 1.

Request for Secretary's Environmental Assessment Requirements
Proposed Warehouse/Distribution and Industrial Facility
Proposed Lot 2, Horsley Drive Business Park

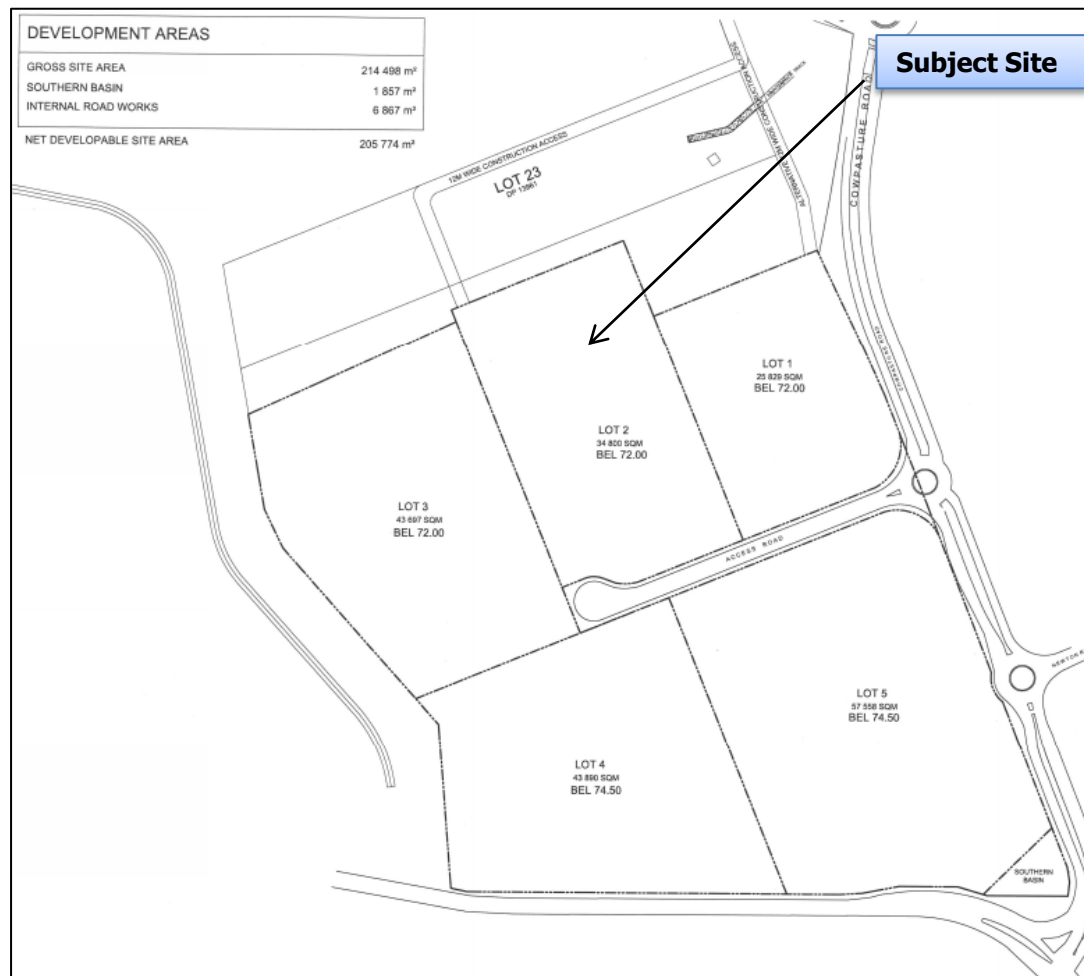


Figure 1 Approved MOD 3 SSD 5169 Master Plan (Australand 2015)

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART B SITE ANALYSIS

2.1 SITE LOCATION & EXISTING CHARACTERISTICS

The subject site is identified as Lot 2 within Horsley Drive Business Park at the corner of The Horsley Drive and Cowpasture Road, Wetherill Park. The site is identified with the Fairfield LGA and the Western Sydney Parklands.

Bulk earthworks are currently being undertaken across the site in accordance with approved SSD 5169 in order to provide suitable building pads for future built form development such as the facilities proposed subject to his application.

Resulting from the bulk earthworks currently being undertaken the topography of the site has been significantly altered from its natural state.

Figure 2 below provide an overview of the site layout (as existing) and the surrounding land uses.



Figure 2: Subject Site (SIX Maps, 2016)

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

2.2 SITE/STRATEGIC CONTEXT

The site forms part of The Western Sydney Parklands which comprises a 27km corridor stretching from Quakers Hills to Leppington through the heart of Western Sydney. Consisting of 5,280 hectares, the Parklands will be the largest urban parkland system in Australia and one of the largest in the world.

Although at the present time much of the land is still to be developed for its long term parklands purpose, approximately 40% of the Parklands is currently interim land uses including rural residential or vacant land. Portions of the Parklands are leased for a variety of uses including agriculture, waste processing, motor sports and rural residential purposes, while about 7% of the corridor is still to be acquired from private owners. In addition, approximately 21% of the Parklands is utilised for long term infrastructure including Prospect Reservoir and the associated water supply canal and pipelines, as well as electricity, gas and water easements, waste services, water storage tanks, telecommunications towers and other essential infrastructure.

Major recreation facilities located within the Parklands include:

- Blacktown Olympic Park;
- Eastern Creek International Raceway;
- Western Sydney International Dragway;
- Sydney International Equestrian Centre; and
- Sydney International Shooting Centre.

There are also picnic grounds at Plough and Harrow, The Dairy, Sugarloaf Ridge, Lizard Log, Nurragingy, Peckys, Walder Park and extensive walking and cycling areas.

The extent of the Parklands is shown in **Figure 3**.

The site is serviced by major road infrastructure providing local and regional connectivity including to other areas of Western Sydney, Sydney International Airport and Freight Terminal. This existing road infrastructure facilitating high transport accessibility confirms the suitability of the site for warehousing and logistics purposes. Notable road networks include:

- M7 Westlink;
- Great Western Highway;
- Hume Highway; and
- South Western Motorway

Surrounding land to the west of the site forms part of the Western Sydney Employment Area (WSEA) which is identified as a freight and logistics hub comprising modern facilities occupied by competing businesses. It is noted that the WSEA is subject to future expansion which is being driven by a shift in economics and a competitive market demand for industrial zoned land.

Request for Secretary's Environmental Assessment Requirements
Proposed Warehouse/Distribution and Industrial Facility
Proposed Lot 2, Horsley Drive Business Park



Figure 3 Western Sydney Parklands Extent (Source: WSP POM, 2010)

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART C PROJECT SUMMARY

3.1 AIMS AND OBJECTIVES OF THE PROPOSAL

The following objectives have been identified as forming the basis of the proposed development of the subject land to accommodate the proposed Warehouse and Distribution Facility:

- Design the site to achieve viable economic return;
- Ensure minimal environmental and amenity impact;
- Provide for employment generating land uses; and
- Ensure development is compatible with surrounding development and the local context.

The site and proposed design are considered to meet the objectives of the project as it allows for development on land that has been previously disturbed and used for low intensity purposes within the Western Sydney Parklands.

3.2 DESCRIPTION OF THE PROPOSAL

Consent is sought to develop the site for the purpose of a Warehouse/Distribution and Industrial Facility. Use of the facilities will be for warehousing, distribution and industry on a 24 hour, 7 day basis, consistent with surrounding operations.

The proposed development particulars are outlined as follows:

Table 2: Proposed Development Particulars

Site	Proposed Lot 2 forms the site for the proposed development which has been designed over two (2) stages within the boundaries of Lot 2 and comprising the following areas: ▪ Tenancy 1 – 14,509sqm; ▪ Tenancy 2 – 20,012sqm. The development needs to accommodate possibly 2 tenancies and has been staged to allow this where: ▪ Stage 1 – whole warehouse/industrial facility + office 1; and ▪ Stage 2 – office 2 and dividing wall.
Warehouse	The proposed development includes two (2) warehouses including a total of two (2) offices, loading docks and car parking. The specified approximate areas for the proposal are as follows: ▪ Warehouse 1 – 8,375sqm GFA; Office – 500sqm GFA; Ground Floor Entry – 50sqm; ▪ Warehouse 2 – 9,325sqm GFA; Office – 500sqm; Ground Floor Entry – 50sqm; ▪ Total Building Area = 18,800sqm.
Car Parking	▪ Warehouse 1 – 48 spaces; ▪ Warehouse 2 – 75 spaces.
Access and Servicing	Access and servicing arrangements will be provided in accordance with the relevant Australian Standards.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

Primary Land Use	Warehousing, distribution and logistics.
Bulk Earthworks	Bulk earthworks have been approved under SSD 5169 and accordingly no earthworks are proposed subject to this SSDA.
Subdivision	No subdivision of the site is proposed.
Infrastructure and Services	Existing infrastructure and services have been provided under SSD 5169.
Operational Jobs	300
Construction Jobs	150

3.3 STAGING OF DEVELOPMENT

Two stages of the development are proposed. The development needs to accommodate possibly 2 tenancies and has been staged to allow this where:

- Stage 1 – whole warehouse/industrial facility + office 1; and
- Stage 2 – office 2 and dividing wall.

3.4 CAPITAL INVESTMENT VALUE

The estimated Capital Investment (CIV) of this project is \$12,335,990. As this exceeds the \$10 Million threshold under clause 5 of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposal is State Significant Development.

3.5 CONSULTATION

The following agencies will be consulted in preparation of the EIS:

- Fairfield City Council;
- Water NSW;
- NSW Roads and Maritime Services;
- NSW DPI Water;
- NSW Environment Protection Authority;
- Office of Environment and Heritage; and
- Surrounding landowners.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART D JUSTIFICATION

The intention of the proposal is to construct and operate a Warehouse/Industrial and Logistics Hub. It is considered that the proposal:

- Allows for the development as a permissible use;
- Has appropriate access to the regional road network;
- Is compatible with surrounding development and the local context;
- Will generate employment opportunities, thus contributing to the growth of Western Sydney;
- Will result in minimal impact on the environment; and
- Will allow for the implementation of suitable mitigation measures where required.

The site is considered to be appropriate for the proposal as it allows for the use of the site for warehousing, distribution, logistics and industrial purposes in an emerging industrial precinct. The site design and layout of the built form seeks to maintain consistency with the objectives of the zone and enhance the underlying industrial character intended for the locality. This will be achieved by the resultant built form which reinforces the industrial nature of the land and is sensitive to the surrounding environment.

The options considered, and subsequently dismissed, in arriving to the current proposal included:

(a) 'Do Nothing' Scenario

This option was dismissed as the objectives of the project would not be met.

If the proposal was not to proceed, the site would be developed for other industrial purposes.

(b) Development on an Alternative Site

Consideration to alternative sites were made, however these were dismissed as the subject site resulted in the most beneficial outcomes for the proposal as:

- it will be located within a site zoned for land uses such as Warehouse/Distribution and Industrial facilities;
- the site has appropriate proximity from sensitive land activities including residential development;
- all potential environmental impacts of the proposal can be suitably mitigated within the site;
- the proximity to the regional road network provides increased economic benefits;
- The proposal will generate employment opportunities, during both the construction and operational phase;
- the proposal will not affect any area of heritage or archaeological significance; and
- the proposal can be developed with appropriate visual amenity given its surrounding context.

The proposal is justified on the basis it is compatible with the locality in which it is proposed while having no unacceptable economic, environmental or social impact.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART E LEGISLATIVE AND POLICY FRAMEWORK

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Protection of the Environment Operations Act 1979*
- *Threatened Species Conservation Act 1995*
- *NSW 2021 : A Plan to Make NSW Number One*
- *A Plan for Growing Sydney*
- *State Environmental Planning Policy (Western Sydney Parklands) 2009*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No.33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No.64 – Advertising Structures and Signage*

Local Planning Context

- *Fairfield Local Environmental Plan 2013*
- *Fairfield Development Control Plan 2013*

This planning framework is considered in detail in the following sections.

5.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW and pursuant to Section 89D (2) provides that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under *State Environmental Planning Policy (State and Regional Development) 2011* as outlined below.

5.2 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

The proposal will not involve any activity that would require the issue of an Environmental Protection Licence.

5.3 THREATENED SPECIES CONSERVATION ACT 1995

The proposed estate will not require the removal of any critically endangered vegetation or habitat, thus will not trigger and thresholds under this Act.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

5.4 NSW 2021: A PLAN TO MAKE NSW NUMBER ONE

NSW 2021 was developed by the NSW State Government to set economic, social and environmental directions for NSW. It sets targets, priorities and actions for delivery of services across the State. The strategies outlined in the Plan include:

- *Rebuild the economy*
- *Return quality services*
- *Renovate infrastructure*
- *Strengthen our local environment and communities*
- *Restore accountability to government*

The Chapter on Rebuilding the Economy is most relevant to the proposal as it provides objectives for achieving growth and prosperity. The plan makes a commitment that supports large and small businesses and describes the importance of the private sector's role in maintaining and creating highly productive jobs to underpin the State's ability to realise higher standards of living for all people.

The proposed development will contribute to ongoing growth to create jobs within the Sydney Metropolitan Region as the facilities will provide vital opportunities for employment purposes.

5.5 A PLAN FOR GROWING SYDNEY

Plan for Growing Sydney was introduced by the NSW DP&E in December 2014 and replaced the Metropolitan Plan for Sydney 2036. A Plan for Growing Sydney supports and implements the NSW 2021 State Plan, which identifies restoring economic growth as its number one priority.

The plan presents a strategy for accommodating Sydney's future population growth. It balances the need for more housing, but also cultivates the creation of strong and resilient communities within a highly liveable city whilst protecting the natural environment and biodiversity.

New housing will be located close to jobs, public transport, community facilities and services. It acknowledges the need to offer choice in housing location, size and typologies, to better suit our lifestyles and budgets. Most importantly, more intensive housing development across the city will be matched with investment in infrastructure and services, culture and the arts, and open spaces.

A Plan for Growing Sydney will also provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth. Specifically, the Fairfield LGA is located within the South West subregion (**Figure 4**), earmarked for significant infrastructure investment and intensive growth over the next 20 years. The strategy seeks to identify suitable locations for housing and employment growth coordinated with infrastructure delivery (urban renewal), including around priority precincts, established and new centres, and along key public transport corridors¹.

In response to this aim the proposed development site is considered to be capable of providing employment generating land uses located within close proximity to key precincts that are expected to experience significant employment growth and infrastructure investment, that will require the provision of additional housing to support the proposed growth over the short to long term.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

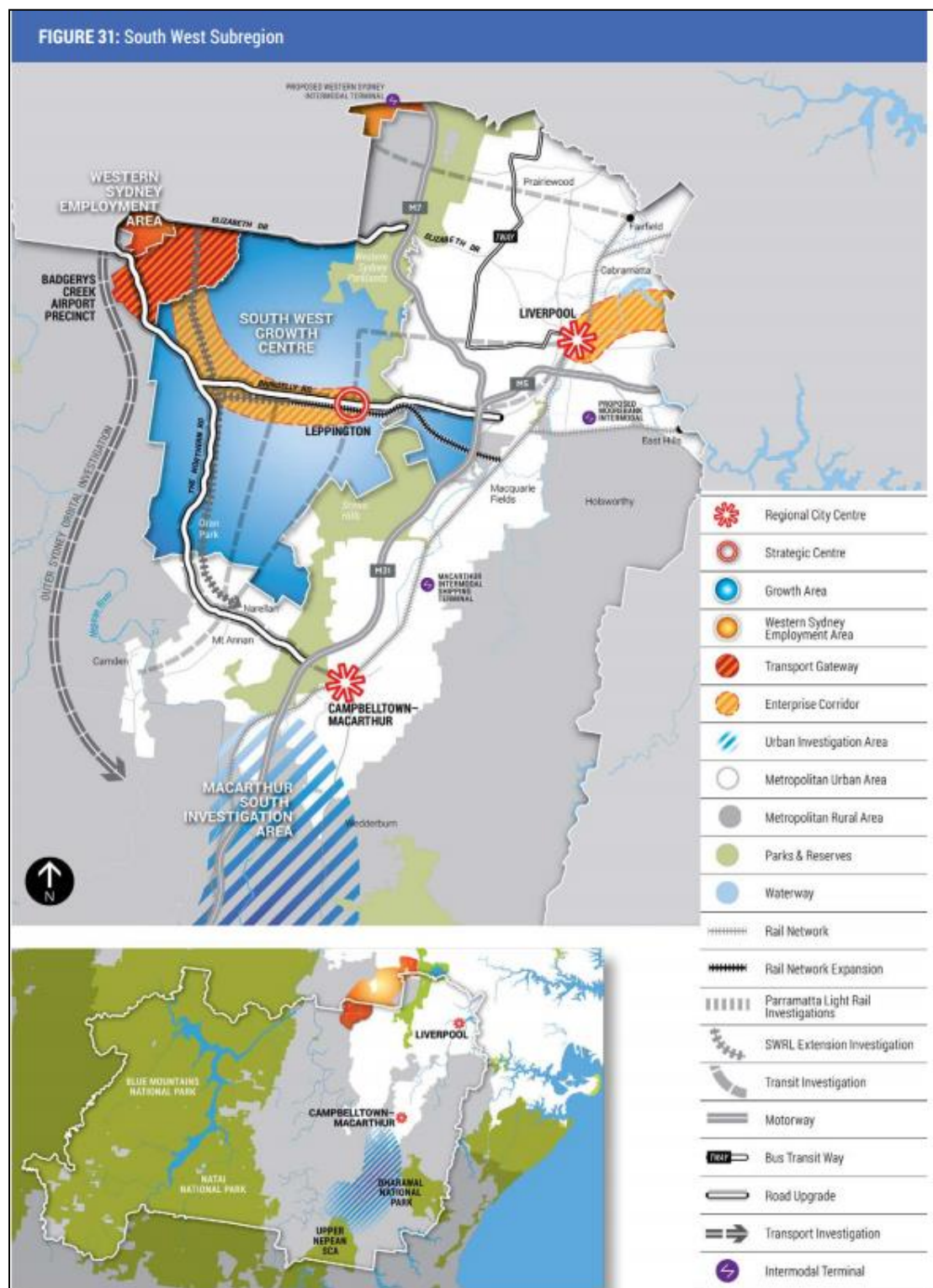


Figure 4 South-West Subregion (Source: NSW Planning & Environment, 2014)

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

5.6 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposals involving activities that are listed in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) are identified as being State Significant Development (SSD).

Clause 5 of Schedule 2 states:

5 Development in the Western Parklands

Development that has a capital investment value of more than \$10 million on land identified as being within the Western Parklands on the Western Sydney Parklands Map within the meaning of State Environmental Planning Policy (Western Sydney Parklands) 2009.

The Capital Investment Value of the entire project is in excess of \$10 Million, thus the State Significant provisions apply.

5.7 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY PARKLANDS) 2009

Land Use and Permissibility

All land within the Western Sydney Parklands is unzoned under the provisions of the WSP SEPP. Pursuant to Clause 11(2), the proposal represents an 'innominate development' and is therefore permissible with consent.

The following matters require consideration by a consent authority when applying for development consent on land within the Western Sydney Parklands. An assessment of the preliminary scheme is provided below.

Table 3: WSP SEPP General Matters for Consideration

Matters	Comments
(a) the aim of this Policy, as set out in clause 2	The proposal may be deemed consistent with this aim as it provides for development within the Parklands that will be consistent with the existing approval and operation of the site.
(b) the impact on drinking water catchments and associated infrastructure,	The works are to be contained within the property boundaries. No impact on drinking water or associated infrastructure is anticipated.
(c) the impact on utility services and easements,	The proposed development is consistent with the intended development of the site for warehousing, distributions and industry anticipated by SSD 5169 and there is no foreseen impact on services and easements.
(d) the impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities,	The land to which the proposal relates is not identified as being 'environmentally sensitive' and there is no foreseen impact on endangered ecological communities resulting from the development.
(e) the impact on the continuity of the Western Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland,	The land to which the proposal relates is not identified as being 'environmentally sensitive' and the works are not foreseen impact on any Cumberland Plain Woodland.
(f) the impact on the Western Parkland's linked north-south	The proposal will have no impact in this respect. The estate has previously been approved under SSD 5169 that

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

<i>circulation and access network and whether the development will enable access to all parts of the Western Parklands that are available for recreational use,</i>	determined the site layout, bulk earthworks and infrastructure arrangements.
<i>(g) the impact on the physical and visual continuity of the Western Parklands as a scenic break in the urban fabric of western Sydney,</i>	The proposal seeks to provide a warehouse/distribution and industrial facility within an approved business park (SSD 5169) and therefore will exhibit an impact commensurate with the intended development of the site.
<i>(h) the impact on public access to the Western Parklands,</i>	The nature of the activities will not restrict access to the Parklands.
<i>(i) consistency with: (i) any plan of management for the parklands, that includes the Western Parklands, prepared and adopted under Part 4 of the Western Sydney Parklands Act 2006, or (ii) any precinct plan for a precinct of the parklands, that includes the Western Parklands, prepared and adopted under that Part,</i>	The proposal will achieve consistency with the Plan of Management for the Parklands.
<i>(j) the impact on surrounding residential amenity,</i>	The site does not adjoin any residential areas.
<i>(k) the impact on significant views,</i>	The proposal seeks to provide warehouse, distribution and industrial facilities within an approved business park (SSD 5169) and therefore will exhibit an impact commensurate with the intended development of the site. Lot 2 is surrounded by other lots within the business park which will be developed in the future for similar warehousing /distribution and industrial uses. The site is not in proximity of any sensitive uses. Therefore the proposed development is not considered to cause any unacceptable impact on views.
<i>(l) the effect on drainage patterns, ground water, flood patterns and wetland viability,</i>	Given the scope of works, it is not envisaged that the proposal will have any unacceptable impacts on drainage, flood patterns and wetland viability.
<i>(m) the impact on heritage items,</i>	The proposal will not impact on any heritage items.
<i>(n) the impact on traffic and parking.</i>	The impact on traffic and parking is deemed acceptable as suitable provision for parking and manoeuvring is available on site for all types of vehicles.

5.8 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The referral thresholds for 'Industry' development are:

- 20,000m² or more in area with site access to any road; or
- 5,000m² or more in area where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).

As the proposal seeks consent for the construction of 18,800sqm of GFA, referral to RMS is required.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

5.9 STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT

Dangerous goods are proposed to be stored, however the quantities are under the SEPP 33 thresholds and so do not warrant a Preliminary Hazard Analysis.

5.10 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Under the provisions of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55), where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Conditions imposed under SSD 5169 have addressed SEPP 55. All bulk earthworks will be carried out under this approval, thus the subject proposal will not necessitate extensive earthworks.

Accordingly, the site is deemed suitable for industrial purposes.

5.11 FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 AND FAIRFIELD DEVELOPMENT CONTROL PLAN 2013

Fairfield Local Environmental Plan 2013 and *Fairfield Development Control Plan 2013* do not apply to land within the Western Sydney Parklands. Similarly, Section 11 of *State Environmental Planning Policy (State and Regional Development) 2011* states:

11 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

- (a) State significant development*

Notwithstanding, the proposal is generally consistent with the provisions of the adopted Development Control Plan applicable to industrial development.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in **Table 4** below. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The EIS for the proposal will fully address these items and other environmental issues relevant to the proposal.

Table 4: Environmental Risk Assessment

Issue	Analysis
Soil and water	▪ Previous investigations undertaken as part of SSD 5169 indicate that the site is not contaminated to prevent the development from being carried out. ▪ SSD 5169 included a stormwater strategy for the estate which has been designed to accommodate warehouse/industrial facilities on the subject site. ▪ Detailed stormwater plans will be provided along with qualification of quantity and quality outcomes within the EIS.
Noise	▪ The site is sufficiently separated from any sensitive receivers. Surrounding land uses include road and rail infrastructure as well as similar warehouse and distribution facilities. ▪ Any future SSD Application shall consider traffic volumes generated, operation and the resultant acoustic impacts having regard to the Environment Protection Authority Industrial Noise Criteria.
Air Quality	▪ Given the nature of the proposed development being for warehousing/distribution and enclosed industrial activities, it is not anticipated that there will be any unacceptable air quality impacts. ▪ During construction, air quality will be managed through appropriate dust mitigation measures.
Waste	▪ Operational waste will be managed in accordance with a Plan of Management for the site. ▪ Waste generated throughout the construction phase shall be disposed of in accordance with a Waste Management Plan, which makes provision for recyclables and suitable off-site disposal.
Traffic & Transport	▪ Suitable provision is made to accommodate and service the development in terms of traffic and transport. On-site car parking is proposed to support the use of the site so as to not adversely affect the surrounding road

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

	network. The width of the new entrance/exit is also sufficient based on heavy vehicle movements for B-Doubles. ▪ Car parking will be provided in accordance with RMS requirements.
Other Infrastructure & Services	▪ All essential infrastructure and the servicing strategy formed part of SSD 5169.
Visual Amenity	▪ The built form will be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity within the public domain. ▪ Perimeter landscaping will soften the appearance of the built form and provide a green buffer between the subject and surrounding sites.
Hazards	▪ Dangerous goods are to be stored on site under the subject proposal in accordance with Workplace occupational Health and Safety Regulations and will be certified by an appropriately competent person prior to Use.
Site Layout and Design	▪ The site layout and design responds to the site constraints, thus providing a highly functional development which enhances the visual amenity of the locality. ▪ Suitable provision is made for service vehicles within the site. Detailed swept paths will be provided with the EIS and Traffic Impact Statement.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse/Distribution and Industrial Facility

Proposed Lot 2, Horsley Drive Business Park

PART G CONCLUSION

The proposal will involve works which equate to a Capital Investment Value of more than \$10 Million, thus the development is defined as State Significant Development pursuant to Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*.

The site is situated within the Horsley Drive Business Park and therefore is considered highly suitable for the proposed development given warehousing, distributions and industry are consistent with the intended use of land within the business park and surrounding sites.

The subject site has been historically used for the purpose of commercial chicken farming and consequently is not considered to be of environmental significance as it is clear of vegetation.

Access is afforded to the surrounding arterial road network to provide sufficient linkages to the broader metropolitan area which supports the employment nature of the development.

The proposal is considered to align with the strategic objectives of NSW 2021 and A Plan for Growing Sydney as it will create employment opportunities within the Western Sydney Region on a site that is within proximity to housing and key infrastructure. In this respect, the proposal will provide for positive economic growth that contributes to the growth and prosperity of the Fairfield LGA.

As noted throughout this document, the development will be carried out in an environmentally sustainable manner and shall implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses are not compromised.

It requested that the Department issue formal SEARs for the preparation of an Environmental Impact Statement for the proposal as State Significant Development.

Request for Secretary's Environmental Assessment Requirements

Proposed Warehouse & Logistics Hub

339 Wallgrove Road, Eastern Creek

APPENDIX 1

CONCEPT DEVELOPMENT PLAN